

146.0

0003

0019.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
909,300 / 909,300
909,300 / 909,300
909,300 / 909,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		HILLCREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DIRIENZO JOHN S/KELLY A	
Owner 2:	
Owner 3:	

Street 1: 9 HILLCREST STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: VARRALLO DANIEL & IVANA -

Owner 2: -

Street 1: 9 HILLCREST STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1993, having primarily Vinyl Exterior and 2394 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

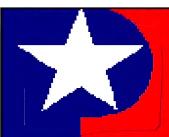
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	80.	0.86	9									516,000						516,000	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								7500.000		393,300				516,000		909,300						96050	
																						GIS Ref	
																						GIS Ref	
																						Insp Date	
																						05/19/18	



USER DEFINED

Prior Id # 1:	96050
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	12:30:50
LAST REV Date	Time
12/19/19	16:05:01
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	393,300	0	7,500.	516,000	909,300		Year end	12/23/2021
2021	101	FV	380,200	0	7,500.	516,000	896,200		Year End Roll	12/10/2020
2020	101	FV	380,200	0	7,500.	516,000	896,200	896,200	Year End Roll	12/18/2019
2019	101	FV	309,300	0	7,500.	483,800	793,100	793,100	Year End Roll	1/3/2019
2018	101	FV	308,000	0	7,500.	399,900	707,900	707,900	Year End Roll	12/20/2017
2017	101	FV	308,000	0	7,500.	367,700	675,700	675,700	Year End Roll	1/3/2017
2016	101	FV	308,000	0	7,500.	335,400	643,400	643,400	Year End	1/4/2016
2015	101	FV	292,300	0	7,500.	329,000	621,300	621,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VARRALLO DANIEL	1288-35		7/28/2004		595,000	No	No		
SALVUCCI LUIGI	1210-161		9/3/1999	Family		1	No	No	
LANGEVIN JOHN K	1098-83		8/9/1999		320,000	No	No		
MARTIN LESTER	1098-83		8/12/1992		163,500	No	No	A	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
6/6/2019 810 New Wind 6,705 C												5/19/2018 Inspected BS Barbara S											
3/27/2019 413 Redo Bat 39,000 C												4/24/2018 MEAS&NOTICE BS Barbara S											
6/8/2012 727 Siding 17,000												7/19/2012 Info Fm Prmt BR B Rossignol											
												3/10/2009 Inspected 372 PATRIOT											
												1/29/2009 Measured 372 PATRIOT											
												6/19/2000 MLS											
												1/6/2000 Mailer Sent											
												1/4/2000 Measured 163 PATRIOT											
												6/1/1994 PM Peter M											

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION						BATH FEATURES						COMMENTS						SKETCH															
Type:	5 - Cape		Full Bath:	1	Rating:	Good						JACUZZI IN 3/4 BATH.																					
Sty Ht:	1T - 1 & 3/4 Sty		A Bath:	Rating:																													
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Very Good																										
Foundation:	1 - Concrete		A 3QBth:	Rating:																													
Frame:	1 - Wood		1/2 Bath:	1	Rating:	Good																											
Prime Wall:	4 - Vinyl		A HBth:	Rating:																													
Sec Wall:			OthrFix:	1	Rating:	Good																											
Roof Struct:	1 - Gable		OTHER FEATURES																														
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Very Good																											
Color:	GREEN		A Kits:	Rating:																													
View / Desir:			Fpl:	1	Rating:	Average																											
GENERAL INFORMATION						WSFlue:	Rating:																										
Grade:	C - Average		CONDO INFORMATION																														
Year Blt:	1993	Eff Yr Blt:							Location:																								
Alt LUC:			Alt %:							Total Units:																							
Jurisdict:			Fact:							Floor:																							
Const Mod:							% Own:																										
Lump Sum Adj:							Name:																										
INTERIOR INFORMATION						DEPRECIATION						REMODELING						RES BREAKDOWN															
Avg Ht/FL:	STD		Phys Cond:	GV - Good-VG	5.6 %	Exterior:	No Unit	RMS	BRS	FL																							
Prim Int Wal	1 - Drywall		Functional:	%						Interior:	1	7	4																				
Sec Int Wall:			Economic:	%						Additions:																							
Partition:	T - Typical		Special:	%						Kitchen:																							
Prim Floors:	3 - Hardwood		Override:	%						Baths:																							
Sec Floors:			Total:	5.6 %						Plumbing:																							
Bsmnt Flr:	12 - Concrete		CALC SUMMARY						Electric:																								
Subfloor:							Basic \$ / SQ:	110.00	Rate	Parcel ID	Typ	Date	Sale Price	Totals	1	7	4																
Bsmnt Gar:	1							Size Adj.:	1.21390975																								
Electric:	3 - Typical							Const Adj.:	0.99989998																								
Insulation:	2 - Typical							Adj \$ / SQ:	133.517																								
Int vs Ext:	S							Other Features:	111040																								
Heat Fuel:	1 - Oil							Grade Factor:	1.00																								
Heat Type:	3 - Forced H/W							NBHD Inf:	1.00000000																								
# Heat Sys:	1							NBHD Mod:																									
% Heated:	100	% AC:	100							LUC Factor:	1.00																						
Solar HW:	NO	Central Vac:	NO							Adj Total:	416630																						
% Com Wal	% Sprinkled								Depreciation:	23331																							
							Depreciated Total:	393298																									
MOBILE HOME						Make:			Model:			Serial #:			Year:			Color:															
SPEC FEATURES/YARD ITEMS						PARCEL ID 146.0-0003-0019.A												IMAGE															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							AssessPro Patriot Properties, Inc									
More: N	Total Yard Items:							Total Special Features:							Total:																		